

**THE HAMPTON TOWNSHIP  
PLANNING BOARD  
AGENDA**

April 16, 2026

The agenda, to the extent known, is set forth below.

Call meeting to order: 7:00 PM

**FLAG SALUTE**

**Roll Call:** Mr. Daniels, Mr. Dooley, Mr. Gunderman, Mr. Gurick, Mrs. Kominiak, Mrs. McCarthy, Mr. Santora, Mr. Sivulich, Mr. Walther, Mr. Yetter, Mr. Zawacki, Mr. Ambrosi, Attorney Brady, Engineer Simmons.

**STATEMENT:**

Adequate notice of this meeting as required by the Open Public Meetings Act (N.J.S.A. 10:4-6 et seq) has been provided by publication in the Sunday and New Jersey Herald, by a posting in the municipal building at the place where public announcements are posted, and by the publication on the Official Internet Website of Hampton Township. I direct that this statement shall be included in the minutes of this meeting.

Testimony will not be received after 10:00 PM.

Remote access will be available for the public's convenience when possible, however, the meeting will commence and continue even in the absence or interruption of remote access for any reason. The public may attend the meeting virtually using the following link:

<https://us02web.zoom.us/j/84121804185?pwd=RForZGVwNWZwbU5Zd0JUNy85TDA2QT09> Meeting ID: 841 2180 4185 or to attend by phone dial: 929-205-6099, use meeting ID: 841 2180 4185.

**MINUTES: March 19, 2026**

**RESOLUTIONS:**

**25-12PB      Wal-Mart Real Estate Business Trust - 26 Hampton Hse Rd –  
Block 3603, Lot 25.12 - Minor Site Plan & Variance Request  
*Memorialization***

**25-11PB Moonlight Property Enterprises, LLC - 37 Cypress Dr - Block 3017  
Lot 14 - Variance Request - New Construction  
*Memorialization***

**APPLICATIONS:**

**26-01PB G7B LLC - 21 Hampton Hse Rd – Block 3501, Lot 30.03 & 30.04 -  
Preliminary & Final Site Plan & Variance Request  
*Completeness and Public Hearing***

**26-03PB Fairclough - 32 & 26 Plotts Rd – Block 3301, Lot 7.02 & 30 - Minor  
Subdivision  
*Completeness and Public Hearing***

**25-06PB Caroprot, LLC (Hampton Diner) – 36 Hampton Hse Rd – Block 3603,  
Lot 21, - Minor Site Plan  
*Dismissal***

**26-02PB JCB Development, LLC - 128 Hampton Hse Rd (Route 206) – Block  
3106, Lot 1.02 - Preliminary & Final Major Site Plan & Bulk and Use  
Variances  
*Completeness***

**DISCUSSIONS:**

**Professional Updates**

**BILLS:**

<b>Brady &amp; Correale, LLP – SCCC Athletic Courts</b>	<b>\$141.95</b>
<b>Brady &amp; Correale, LLP – SCCC Gun Range</b>	<b>\$884.75</b>
<b>Brady &amp; Correale, LLP – Newton Dev LLC</b>	<b>\$279.50</b>
<b>Brady &amp; Correale, LLP – JCB Development LLC</b>	<b>\$323.75</b>
<b>Brady &amp; Correale, LLP – Matthew Garrera</b>	<b>\$92.50</b>
<b>Brady &amp; Correale, LLP – G7B LLC</b>	<b>\$421.25</b>
<b>Brady &amp; Correale, LLP – Fairclough Properties</b>	<b>\$185.00</b>
<b>Brady &amp; Correale, LLP – Caroprot, LLC</b>	<b>\$92.50</b>
<b>Brady &amp; Correale, LLP – 8, 10, 12 Hampton Hse Rd</b>	<b>\$187.00</b>
<b>Brady &amp; Correale, LLP – Planning Board General</b>	<b>\$1,261.75</b>
<b>Harold E. Pellow &amp; Assoc. – Planning Board</b>	<b>\$1,370.00</b>
<b>Harold E. Pellow &amp; Assoc. – Lowes</b>	<b>\$300.00</b>

<b>Harold E. Pellow &amp; Assoc. – Martin Harmon/Verizon</b>	<b>\$187.50</b>
<b>Harold E. Pellow &amp; Assoc. – Master Plan Re-Examination</b>	<b>\$218.75</b>
<b>Harold E. Pellow &amp; Assoc. – Walmart #25-04PB</b>	<b>\$37.50</b>
<b>Harold E. Pellow &amp; Assoc. – SCCC Gun Range</b>	<b>\$150.00</b>
<b>Harold E. Pellow &amp; Assoc. – Moonlight Property Enterprises</b>	<b>\$112.50</b>
<b>Harold E. Pellow &amp; Assoc. – G7B, LLC</b>	<b>\$375.00</b>
<b>Harold E. Pellow &amp; Assoc. – SCCC Gun Range</b>	<b>\$55.00</b>
<b>Harold E. Pellow &amp; Assoc. – Newton Dev, LLC</b>	<b>\$667.50</b>
<b>Harold E. Pellow &amp; Assoc. – Aldi</b>	<b>\$300.00</b>
<b>Harold E. Pellow &amp; Assoc. – JCB Development</b>	<b>\$1,355.00</b>
<b>Harold E. Pellow &amp; Assoc. – John Fairclough</b>	<b>\$150.00</b>
<b>Harold E. Pellow &amp; Assoc. – Peter and Laure Mantia</b>	<b>\$415.00</b>

**OPEN TO THE PUBLIC**

**CLOSING**

**EXECUTIVE SESSION**

**ADJOURNMENT**